

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CHANGE IN CONDITIONS (SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

| Ladies and Gentlemen: |
|---|
| Your consideration of this petition is requested for: |
| A change in zoning classification of the property hereinafter described; or |
| A change in conditions to an existing conditional zoning plan. |
| Tax parcel number(s): 21502111, 21502115, 21502150 |
| Address of property: 381 Crestdale Rd. Matthews, NC 28105; 381 Crestdale Rd. Matthews, NC 28105; 415 Crestdale Rd. Matthews, NC 28104 |
| Location of property: |
| Title to the property was acquired on 21502111 (5/8/2020); 21502115 (4/21/2009); 21502150 (1/7/2022) |
| and was recorded in the name of Mt Moriah Baptist Church |
| whose mailing address is 381 Crestdale Rd. Matthews, NC 28105 |
| |
| The deed is recorded in Book See attached and Page see attached in the office of the Register of Deeds for Mecklenburg County. |
| Present zoning classification: CRC2 Requested zoning classification: CRC2 |

List reason(s) why zoning should be changed (use separate sheet if necessary): See attached



| *Antie | |
|---|---|
| Signature of property owner (must be original) | Signature of property owner (must be original) |
| Mt Moriah Baptist Church (Pastor Larry Whitley) | |
| Print name of property owner 381 Crestdale Rd. | Print name of property owner |
| Property owner's mailing address Matthews, NC 28105 | Property owner's mailing address |
| Property owner's mailing address, continued | Property owner's mailing address, continued |
| Property owner's mailing address, continued | Property owner's mailing address, continued |
| (980) 245-9090 / lwwmtmoriah@ncrrbiz.com | |
| Property owner's phone number/email address | Property owner's phone number/email address |
| Signature of agent (if any) | Petitioner other than owner (if any) |
| | |
| Drint name of arrest | Laurel Street Residential |
| Print name of agent | Print name of petitioner 2132 Thrift Road, Suite A |
| Agent's mailing address | Print name of petitioner |
| | Print name of petitioner 2132 Thrift Road, Suite A Petitioner's mailing address |
| Agent's mailing address | Print name of petitioner 2132 Thrift Road, Suite A Petitioner's mailing address Charlotte, NC 28208 |
| Agent's mailing address Agent's mailing address, continued | Print name of petitioner 2132 Thrift Road, Suite A Petitioner's mailing address Charlotte, NC 28208 Petitioner's mailing address, continued |

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

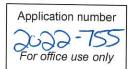
2022 - 755

For office use only

| 21502104, 21502110, 21502165 | 21502123 | | |
|----------------------------------|----------------------------------|--|--|
| TAX PARCEL | TAX PARCEL | | |
| Mt Moriah Baptist Church | Willie Young | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| 381 Crestdale Rd. | 642 Matthews St | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28105 | Matthews, NC 28105 | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| 21502160 | 21502118 | | |
| TAX PARCEL | TAX PARCEL | | |
| Frank Wright | Katherine Realty Company | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| 630 E Matthews St | PO Box 851 | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28105 | Matthews, NC 28106 | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| 21502161 | 21503101 | | |
| TAX PARCEL | TAX PARCEL | | |
| Hardin Wright Sr. | People/Chch on the Rock | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| 424 Linden St. | 1665 N Portal Dr NW | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28105 | Washington DC 20012 | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| 21502162 | 21502116, 21503102 | | |
| TAX PARCEL | TAX PARCEL | | |
| Shawn Nicole Bauknight | Keyo Park East LLC | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| PO Box 491491 | 338 S Sharon Amity Rd, Ste 131 | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| College Park, GA 30349 | Charlotte, NC 28211 | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| | | | |

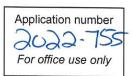
List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."



| 21503103 | 21503106 | | |
|---|--|--|--|
| TAX PARCEL | TAX PARCEL | | |
| Chok Rahlan and H'nhit Ksor | Elizabeth Anthony Nixon | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| 362 Crestdale Rd. | PO Box 841 | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28105 | Matthews, NC 28105 | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| 21503104 | 21503108 | | |
| TAX PARCEL | TAX PARCEL | | |
| Greater Matthews Habitat for Humanity Inc | Matthews House of Prayer | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| 2447 E John St | 1665 N Portal Dr NW | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28105 | Washington DC 20012 | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| 21503105 | | | |
| TAX PARCEL | TAX PARCEL | | |
| Harvey H Boyd | | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| 350 Crestdale Rd | | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28105 | | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |
| 21503117 | | | |
| TAX PARCEL | TAX PARCEL | | |
| Faye Anthony Brown | WALLES OF THE STATE OF THE STAT | | |
| PROPERTY OWNER NAME(S) | PROPERTY OWNER NAME(S) | | |
| PO Box 1195 | | | |
| OWNER MAILING ADDRESS | OWNER MAILING ADDRESS | | |
| Matthews, NC 28106 | | | |
| OWNER MAILING ADDRESS, CONTINUED | OWNER MAILING ADDRESS, CONTINUED | | |

SUMMARY OF THE REZONING PROCESS



APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

| Application submitted to and received by Town Planning office | ce_February 2, 2022 |
|---|---|
| Town Board of Commissioners formally accepts application | and sets Public Hearing date February 14, 2022 |
| Notices sent via mail to affected/adjacent property owners or | n or before February 28, 2022 |
| Public hearing: applicant gives explanation of why s/he wished may ask questions and voice opinions on the proposed | |
| Town Planning Board reviews request, information, and com- recommendation to the Board of Commissioners on wh | ether to approve or deny the request March 22, 2022 |
| Town Board of Commissioners approves or denies application | April 11, 2022 |
| The Matthews Board of Commissioners General Procedum Before the Town Board, initially adopted October 8, 2018, e application is ready for public review and action, and that the below, the property owner(s) and all other parties involved it they have read and understand their responsibility to substitute the review process. Late or missing (new or represent updated information, which may result in an unfavorable of Property Owner Agent for Property Owner Other (please identify) Signature of Property Owner Agent for Property Owner Agent for Property Owner Other (please identify) | explains the Board of Commissioners' expectations that this above schedule can be followed without delays. By signing in preparing and presenting this zoning application indicate mit complete and accurate documents in a timely manner evised) documents may limit the applicants opportunity to |
| Signature of Property Owner Agent for Property Owner Other (please identify) | Date |



www.neighboringconcepts.com

February 2, 2022

Mr. Rob Will Town of Matthews

Re: Mt. Moriah Baptist Church Text Amendment Attachment

Dear Rob,

Please see below for the property information as requested on the application.

Page 1 **Deed Information**

| Parcel Number | Date Title Acquired | Book | Page | |
|---------------|---------------------|-------|------|--|
| 21502111 | 5/8/2020 | 34556 | 110 | |
| 21502115 | 4/21/2009 | 24661 | 642 | |
| 21502150 | 1/7/2022 | 36950 | 213 | |

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List reason(s) why zoning should be changed (use separate sheet if necessary):

Mount Moriah Seniors is Phase Two of a 3-Phase Master Plan submitted by Mount Moriah Missionary Baptist Church. The development will provide an opportunity for seniors in the Matthews community to not only age in place and stay in the community, but also have access to quality, affordable housing as market rental rates continue to increase. It will be designed to complement the historic character of the surrounding neighborhoods. Units will be well-constructed for comfortable living and long-term durability. Additionally, Mount Moriah Seniors will further the Town of Matthew's goal of creating affordable units. Mount Moriah Seniors will consist of approximately 92 one- and two-bedroom units in an elevator accessed building for households with incomes ranging from 30% to 80% of the area median income.

Sincerely,

J. Daniel McNamee, AIA LEED AP Neighboring Concepts, PLLC